

CHEATHAM HILL PLAZA | FOR SALE OR FOR LEASE | ±1,600 SF

365 VILLA RICA WAY MARIETTA, GA 30064

FOR SALE OR FOR LEASE



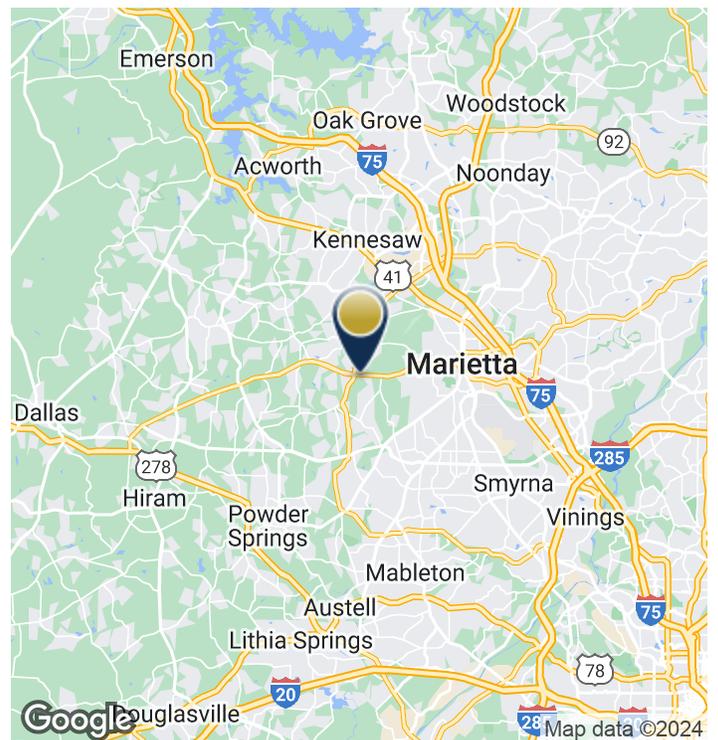
PROPERTY HIGHLIGHTS

- ±8,000 SF office/retail building
- ±1,600 SF available for lease
- Available at \$14-\$16/SF NNN
- High exposure corner property
- General Commercial zoning
- Monument signage available
- 30,170 VPD on Dallas Highway
- 15,340 VPD on Barrett Parkway
- 4/1,000 parking ratio
- Sale Price: Contact Broker

LOCATION OVERVIEW

Situated at the corner of Barrett Parkway and Dallas Highway in West Marietta, within Cheatham Hill Plaza. 4 miles to Downtown Marietta, 27 miles to Downtown Atlanta and 30 miles to Hartsfield-Jackson Atlanta International Airport.

Surrounded by an abundance of restaurants such as Ted's Montana Grill, shopping including The Avenue West Cobb, and housing options of all types and prices.



SEAN WILLIAMS | 404-876-1640 x126 | Sean@BullRealty.com

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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CHEATHAM HILL PLAZA | Georgia | 1 of 4

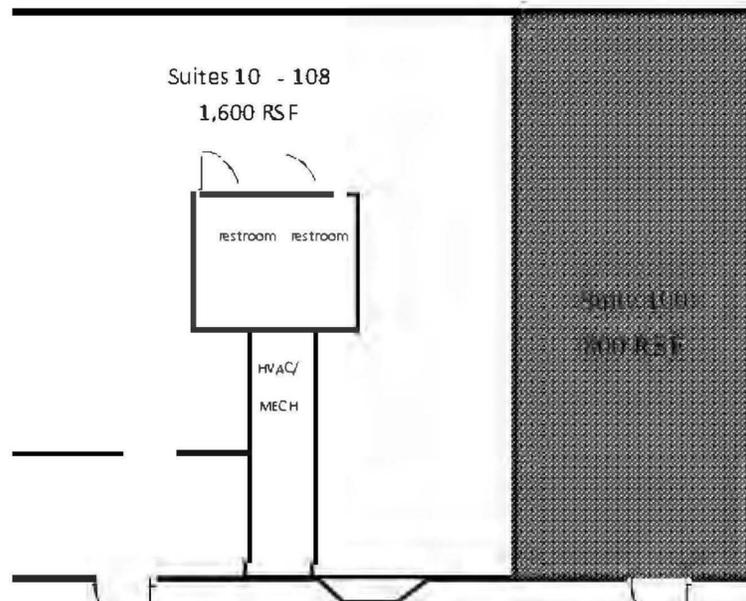
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365 Villa Rica Way
Lower Level

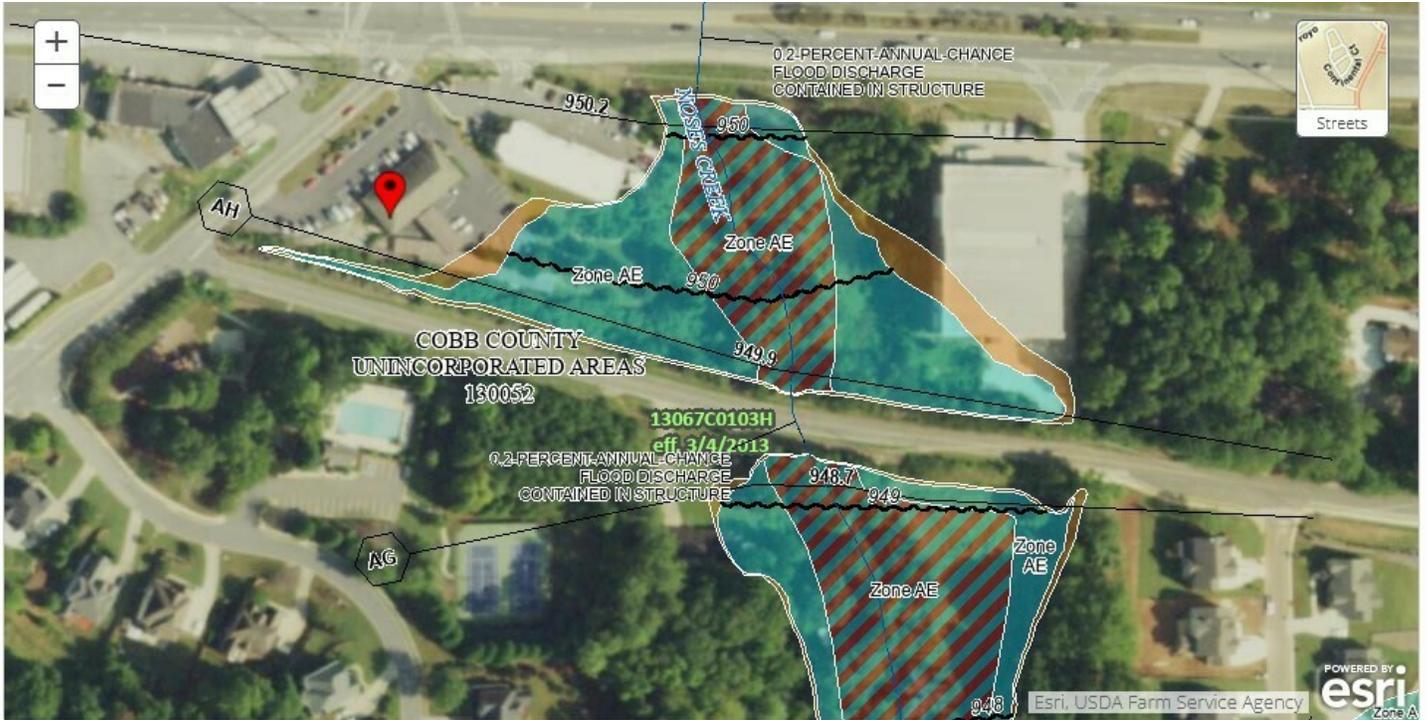


CHEATHAM HILL PLAZA | Georgia | 2 of 4

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|-------------------|--|-----------------------------------|---|-------------------|---|------------------------------------|---|--|--|--|-----------------------|---|------------------------------|------------------|---------------------------------|----------------|-----------------------|---------------------------|------------------|----------------------|---------------------------|----------------------------------|---------------------------|
| PIN | Approximate location based on user input and does not represent an authoritative property location | SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE) Zone A, V, A99 | With BFE or Depth | Regulatory Floodway Zone AE, AO, AH, VE, AR | OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X | Future Conditions 1% Annual Chance Flood Hazard Zone X | Area with Reduced Flood Risk due to Levee. See Notes. Zone X | Area with Flood Risk due to Levee Zone D | OTHER FEATURES | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation | 17.5 Water Surface Elevation | Coastal Transect | Base Flood Elevation Line (BFE) | Limit of Study | Jurisdiction Boundary | Coastal Transect Baseline | Profile Baseline | Hydrographic Feature | GENERAL STRUCTURES | Channel, Culvert, or Storm Sewer | Levee, Dike, or Floodwall |
| MAP PANELS | Selected FloodMap Boundary | Digital Data Available | No Digital Data Available | Unmapped | Area of Minimal Flood Hazard Zone X | Effective LOMRs | Area of Undetermined Flood Hazard Zone D | Otherwise Protected Area | Coastal Barrier Resource System Area | | | | | | | | | | | | | | |



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CHEATHAM HILL PLAZA | Georgia | 30f4

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CHEATHAM HILL PLAZA | Georgia | 404



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